



303 Grove Street, Jersey City, NJ. 07302

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May 10th, 2022

Dear Mr. Corbin,

34 Clarke Avenue, Jersey City, NJ 07305

The Subject property resides in Greenville section of Jersey City, eight properties in this location was selected that sold in the 12 months.

One comp that consists of (7) total rooms

Three comps that consists of (8) total rooms

Three comps that consists of (9) total rooms

One comp that consists of (10) total rooms

Three comps have parking.

The subject property is in poor condition, the first floor consists of five total rooms that's in of need work, the bathroom needs total renovations and there is no heat in the kitchen area.

The second floor apartment has five total rooms, the kitchen and bathrooms needs total renovations, the floor in the living room near the chimney needs to be replaced from water damage.

The basement area needs total renovations, the basement floor has wooden planks and there is a major beam that is totally destroyed.

There is abandoned oil tank on the property and one parking space.

The total value of the property \$420,000.00

Sincerely,

Steven Bell
(201)665-3725

LISTING COUNT: DAYS ON MARKET:

TOTAL HIGH LOW AVG MED

7 12113 4 75311 32

LIST PRICE: HIGH LOW AVERAGE MEDIAN TOTAL PRICE

\$549,000 \$399,999 \$459,999 \$460,000 \$3,219,999

SOLD PRICE: \$425,000 \$335,000 \$398,333 \$415,000 \$2,390,000

Area (Minor)=0906G,0906WB AND Class=MF AND Closing Date=6 Months Back AND Price<549000 AND Sale/Rent=B AND Status=SUCON AND Type=2F

DEFAULT VIEW

MLS #	Class	Type	Area	Address	City	State	Zip	Status	Origin List Price	Sold Price
210022871	2 FAMILY	2 Family	JC, Greenville	113 ORIENT AVE	JC, Greenville	NJ	07305	SOLD		\$335,000
210002138	2 FAMILY	2 Family	JC, West Bergen	296 EGE AVE	JC, West Bergen	NJ	07304	SOLD		\$375,000
202020430	2 FAMILY	2 Family	JC, Greenville	102-102.5 ORIENT AVE	JC, Greenville	NJ	07305	SOLD		\$410,000
220001715	2 FAMILY	2 Family	JC, Greenville	116 BOSTWICK AVE	JC, Greenville	NJ	07305	SOLD		\$420,000
220001979	2 FAMILY	2 Family	JC, Greenville	101 RANDOLPH AVE	JC, Greenville	NJ	07305 4418	SOLD		\$425,000
210016685	2 FAMILY	2 Family	JC, Greenville	49 RANDOLPH AVE	JC, Greenville	NJ	07304	SOLD		\$425,000
210023084	2 FAMILY	2 Family	JC, West Bergen	34 CLARKE AVE	JC, West Bergen	NJ	07304	Under Contract		

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